

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name:

2. Location:

3. Parcel Identification #:

4. County or Local Jurisdiction Name:

5. Owner's Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

6. Applicant's Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Engineer/Surveyor Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. **Please Designate a Contact Person, including phone number, for this Project:**

Information Regarding Site:		
9. Area of Project(Acres +/-):		
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural		
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."		
12. Present Zoning:	13. Proposed Zoning:	
14. Present Use:	15. Proposed Use:	
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances:		
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>		
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: What is the estimated water demand for this project? How will this demand be met?		
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:		
20. If a site plan please indicate gross floor area:		
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use		
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density		
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..		

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces:
Square Feet:

Proposed Use: % of Impervious Surfaces:
Square Feet:

25. What are the environmental impacts this project will have?

How much forest land is presently on-site?

How much forest land will be removed?

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☐ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☐ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☐ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☐ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☐ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☐ No

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☐ No

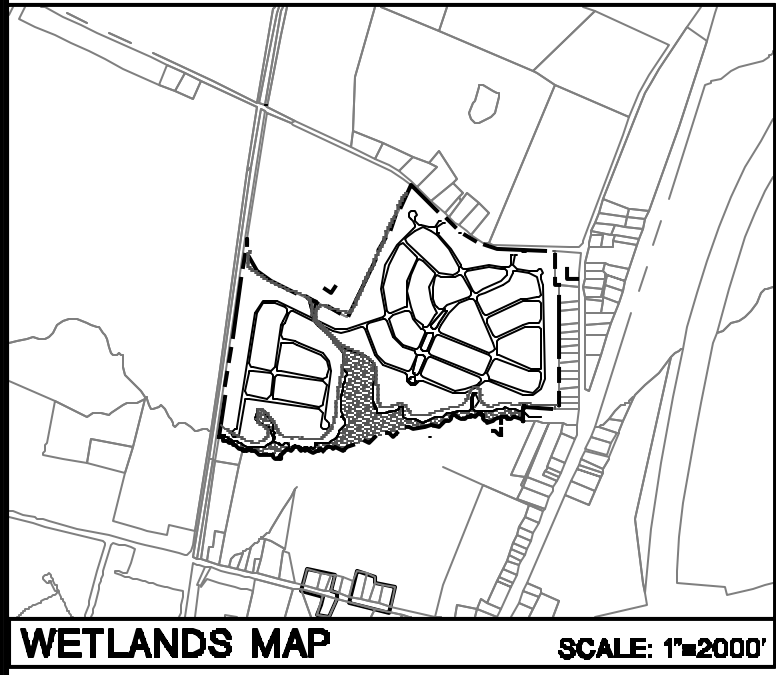
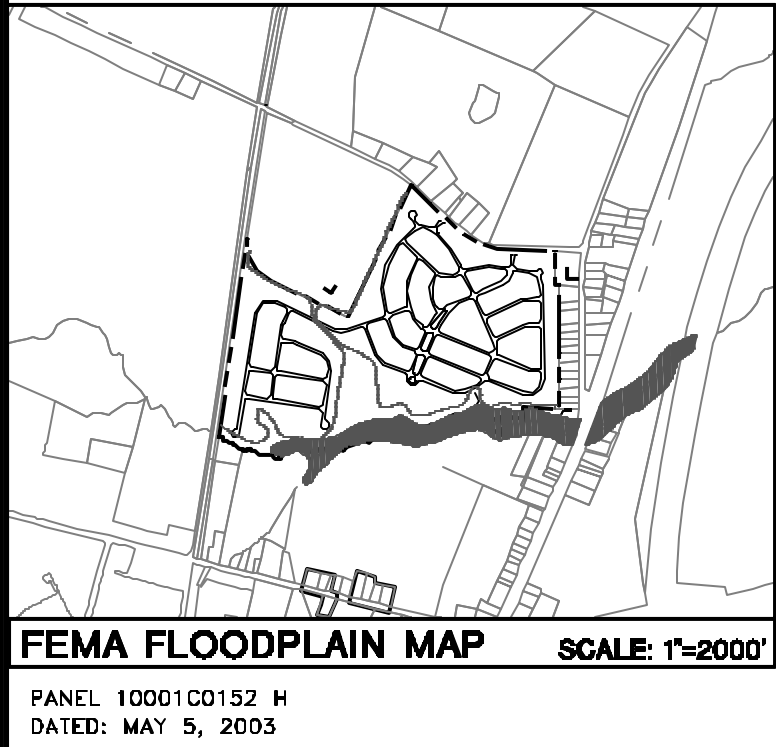
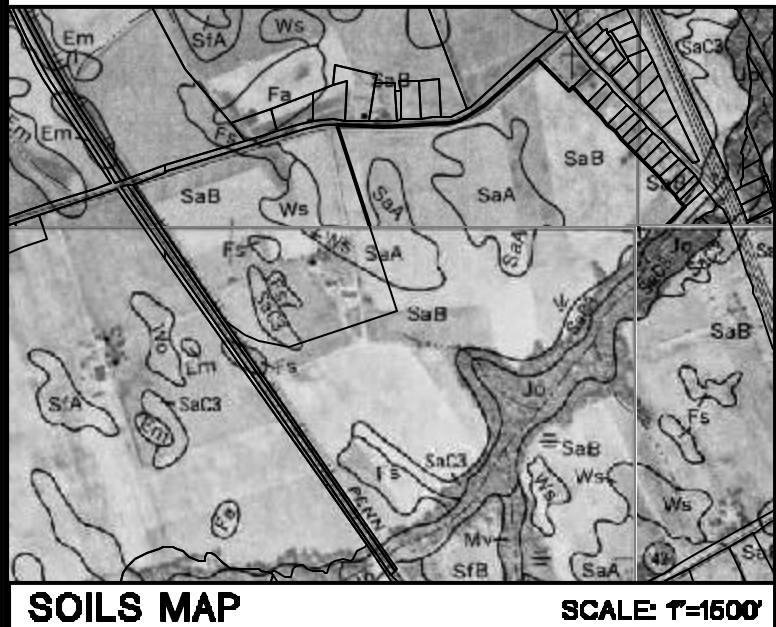
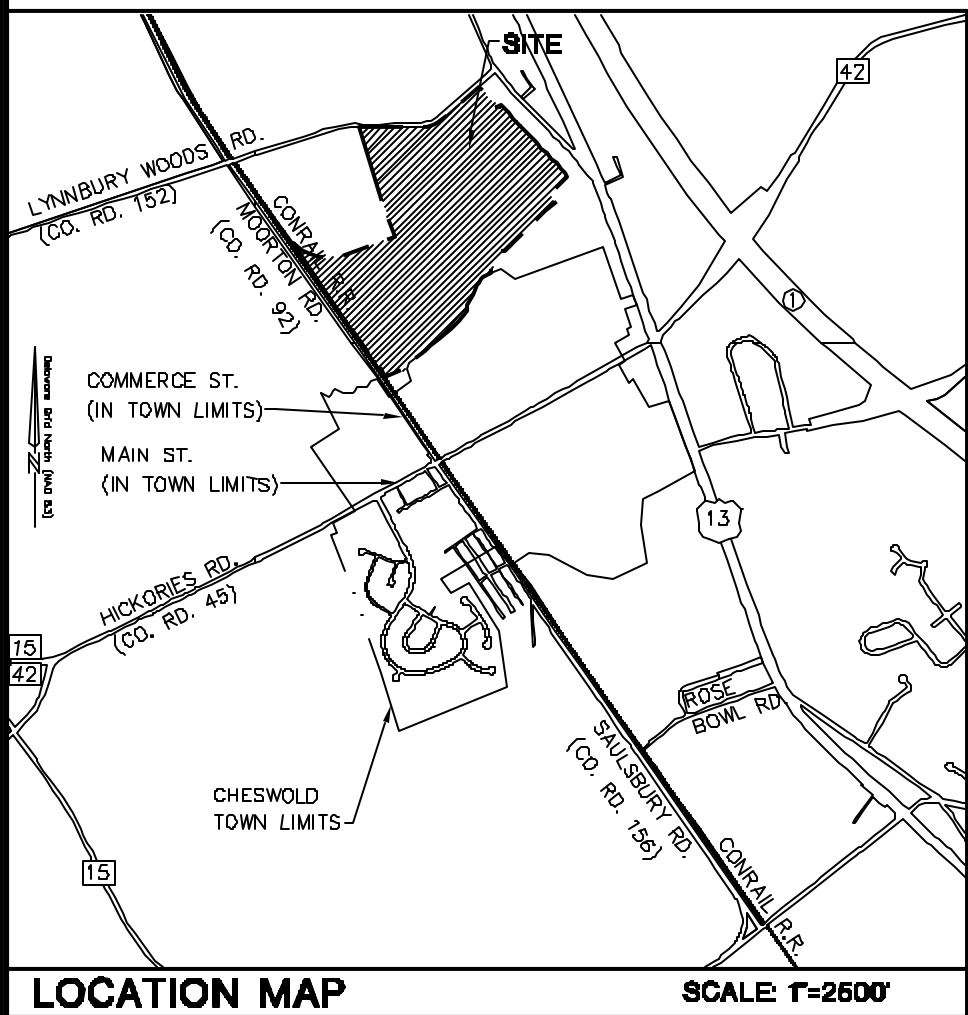
If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

<p>29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name:</p>			
<p>30. List the proposed method(s) of stormwater management for the site:</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>31. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much?</p>	<p>Acres</p>	<p>Square Feet</p>	<p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?</p> <p>Where is the open space located?</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they?</p>			
<p>33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they?</p>			
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>			
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>36. Will this project generate additional traffic? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks?</p>			
<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.</p>			

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input type="checkbox"/> No
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.
40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input type="checkbox"/> No
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input type="checkbox"/> No Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery </div> Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please List them:
44. Please make note of the time-line for this project:
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Signature of property owner or contract buyer </div> <div style="width: 45%;"> _____ Date </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Signature of Person completing form (if different than property owner) </div> <div style="width: 45%;"> _____ Date </div> </div>
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.



DATA COLUMN

TAX MAP NUMBER: LC-00-46.00-01-02.00
DEED REFERENCE: D/189/143
EXISTING ZONING: R1
PROPOSED ZONING: R1
GROWTH ZONE: TOWN OF CHESWOLD
PROPOSED USE: SINGLE FAMILY
TOTAL SITE AREA: 143.029 ACRES

LAND USE:
TOTAL NUMBER OF LOTS: 589
TOTAL LOT AREA: 73,984 ACRES
AVERAGE LOT SIZE: 125.61 SQ. FT.
AVERAGE LOT AREA: 0.18 ACRES 7,840± SQ. FT.
TOTAL DEED AREA: 36.07 ACRES
TOTAL ACTIVE: 6.40 ACRES
TOTAL PASSIVE: 26.58 ACRES
TOTAL AREA WITHIN: 5.72 ACRES
STORM WATER MANAGEMENT: 13.71 ACRES
TOTAL AREA OF: 25.67 ACRES
AREA OF IMPROVED: 11.14 ACRES (6%)
COVER: 35% MAXIMUM
MINIMUM LOT SIZE: 7,500 SQ. FT.
MAXIMUM LOT SIZE: 19,420 SQ. FT.
DENSITY: 2.7 UNITS PER ACRE

MINIMUM ZONING REQUIREMENTS:
MIN. LOT AREA: 7,500 SQ. FT.
LOT WIDTH: 60 FT.
FRONT YARD SETBACK: 25 FT.
SIDE YARD SETBACK: 10 FT.
REAR YARD SETBACK: 25 FT.

PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK
WETLANDS: WETLANDS EXIST ON SITE.

UTILITIES:
WATER- PUBLIC WATER
SEWER- PUBLIC SEWER

MONUMENTS:
IRON ROD & CAP FOUND: 5
(UNLESS OTHERWISE NOTED)
IRON ROD & CAP SET: 5
CONCRETE MONUMENT: 6

TOPOGRAPHIC SURVEY PERFORMED BY:
DAVIS, BOWEN & FRIEDEL, INC.
MILFORD, DELAWARE
VERTICAL DATUM: NAD 83
NAVD 88

OWNER:
JANELL HOLDING COMPANY, INC.
1509 NORTH HARRISON STREET
WILMINGTON, DE 19806

DEVELOPER:
RODNEY MITCHELL
1164 APPLE GROVE SCHOOL RD.
CAMDEN, DE 19824
302-678-2754

PREPARED BY:
DAVIS, BOWEN & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DE 19963
302-424-1441

GENERAL NOTES

- 1) "THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY."
- 2) THIS SITE IS IMPACTED BY THE 100 YEAR FLOOD PLAIN AS DELINEATED ON FEMA MAP PANEL# 10001C0152H, DATED: MAY 03, 2003.
- 3) WETLANDS DELINEATION PERFORMED BY ENVIRONMENTAL RESOURCES, JUNE 2003.
- 4) ACCESS TO ALL LOTS FROM INTERNAL STREETS ONLY.
- 5) NO REVISION MAY BE MADE TO A RECORDED SUBDIVISION IN KENT COUNTY WITHOUT THE WRITTEN CONSENT OF SEVENTY-FIVE PERCENT (75%) OF THE RESIDENTS OF THE RECORDED PLAY AND THE RESIDENTS OF THE ADJACENT LOTS TO THE REVISION.
- 6) NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND THE STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OF OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER IMPROVEMENT.
- 7) NO "CERTIFICATE OF OCCUPANCY" PERMIT WILL BE ISSUED FOR ANY LOT WITHIN THE DEVELOPMENT UNTIL THE STREETS SIGNS HAVE BEEN INSTALLED FOR THE ENTRANCE TO THE DEVELOPMENT AND FOR THE STREETS LEADING TO THE LOT WHICH THE "CERTIFICATE OF OCCUPANCY" IS TO BE ISSUED.
- 8) ALL FIRE LINES, FIRE HYDRANTS, EXITS, STANDPIPES, AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE MARSHAL REGULATIONS.
- 9) WITHIN THE REQUIRED 50 FT. TYPE "G" BUFFER, THE DEVELOPER RESERVES THE RIGHT TO UTILIZE EXISTING VEGETATION WHEREVER POSSIBLE.
- 10) A 50' PLANTED BUFFER SHALL BE PLANTED WITH THE 75' SETBACK ALONG LYNNBURY WOODS RD IN ACCORDANCE WITH SECTION 205-52 (C) OF THE KENT COUNTY ZONING ORDINANCE.
- 11) THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE, AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND THE ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES OR ACTIVITIES.
- 12) PROPOSED OPEN SPACE TO BE OWNED AND MAINTAINED BY MAINTENANCE CORPORATION.
- 13) STREETS ARE TO BE MAINTAINED BY THE MAINTENANCE CORPORATION AND CONSTRUCTED TO DELDOT STANDARDS.
- 14) THE MAXIMUM IMPERVIOUS SURFACE COVERAGE AREA WILL BE 45 PERCENT OF THE AREA OF THE LOT.

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- EX. WOODS LINE
- LOT DESIGNATION
- LIMITS OF JURISDICTIONAL WETLANDS

*NOTE: SEE SHEET 4 FOR LINE AND CURVE TABLE



ENGINEERS CERTIFICATION

I, _____, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE: _____ SEAL _____ SIGNATURE: _____

OWNERS CERTIFICATION

I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED TO THE PUBLIC USE, AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATIONS INDICATED, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE: _____ SIGNATURE: _____

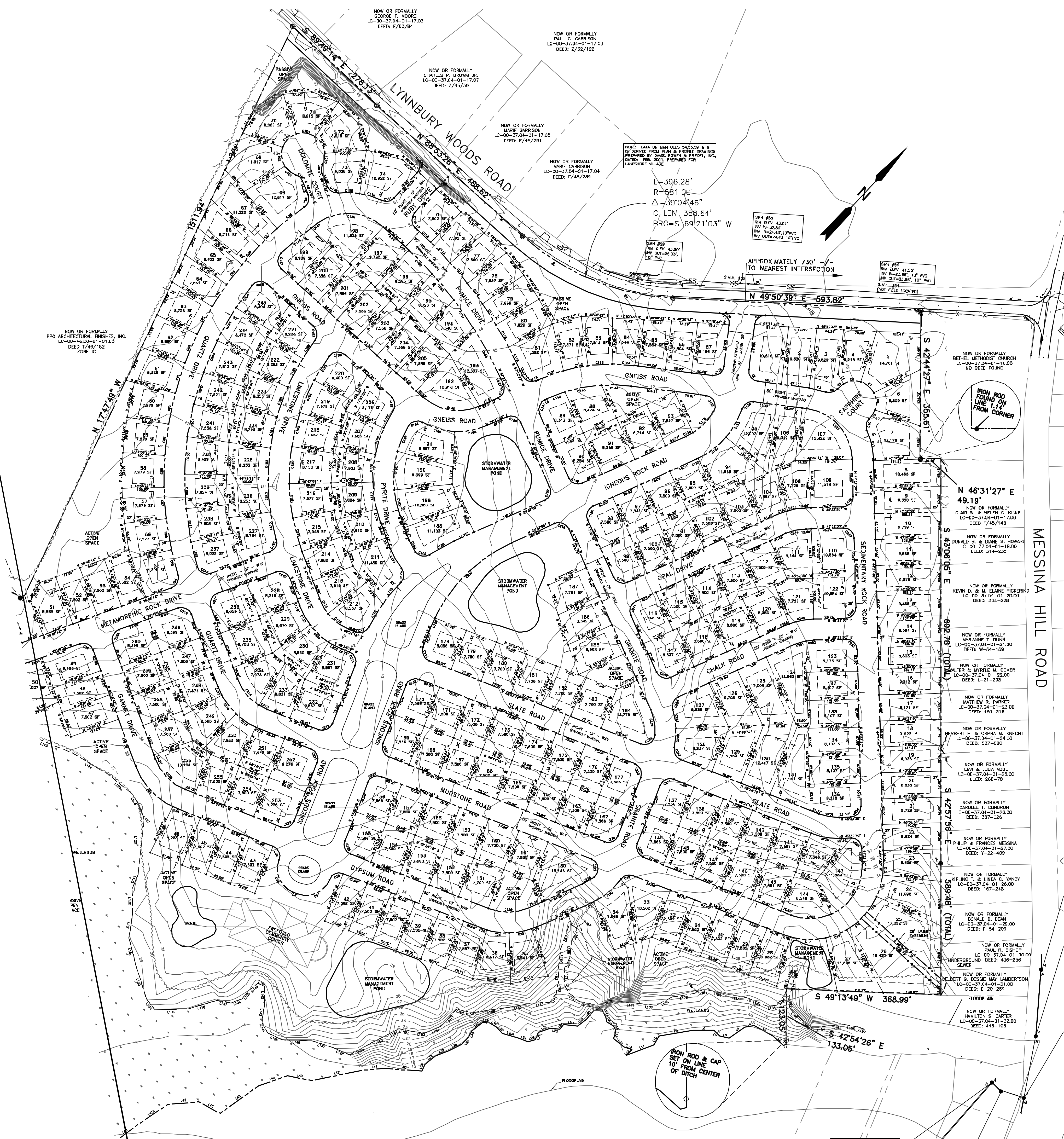
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS



STONINGTON SUBDIVISION
LYNNBURY WOODS ROAD
CHESWOLD, DELAWARE

Date: 04-15-04
Scale: 1" = 150'
Dwn.By: KJK
Proj.No.: 465C005
Dwg.No.: 1

MATCHLINE (SHEET 3)



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

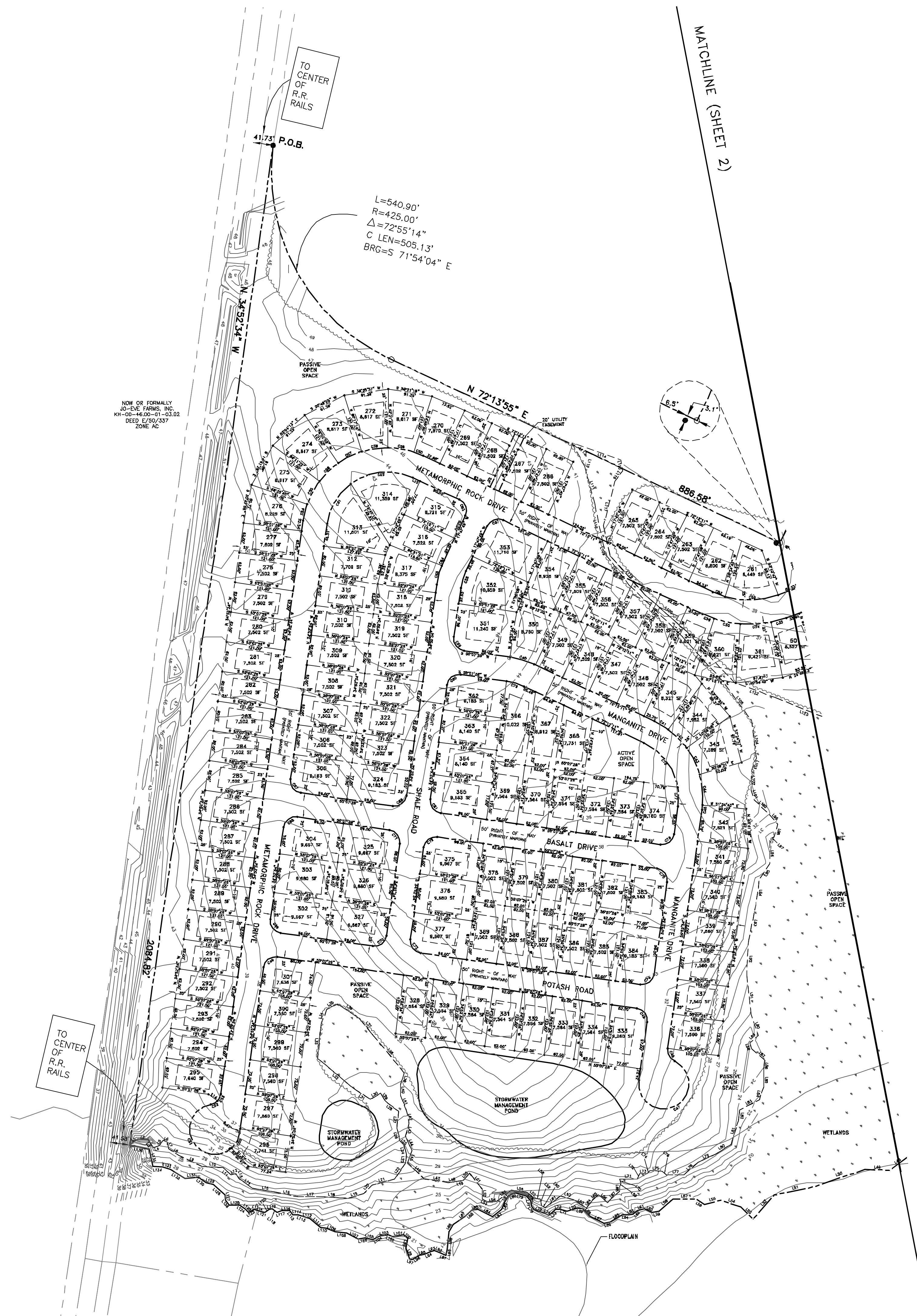


PROPOSED SITE PLAN

**STONINGTON SUBDIVISION
LYNNBURY WOODS ROAD
CHESWOLD, DELAWARE**

Date:	04-15-0
Scale:	1"= 120
Dwn.By:	KJK
Proj.No.:	465C005
Dwg.No.:	

2








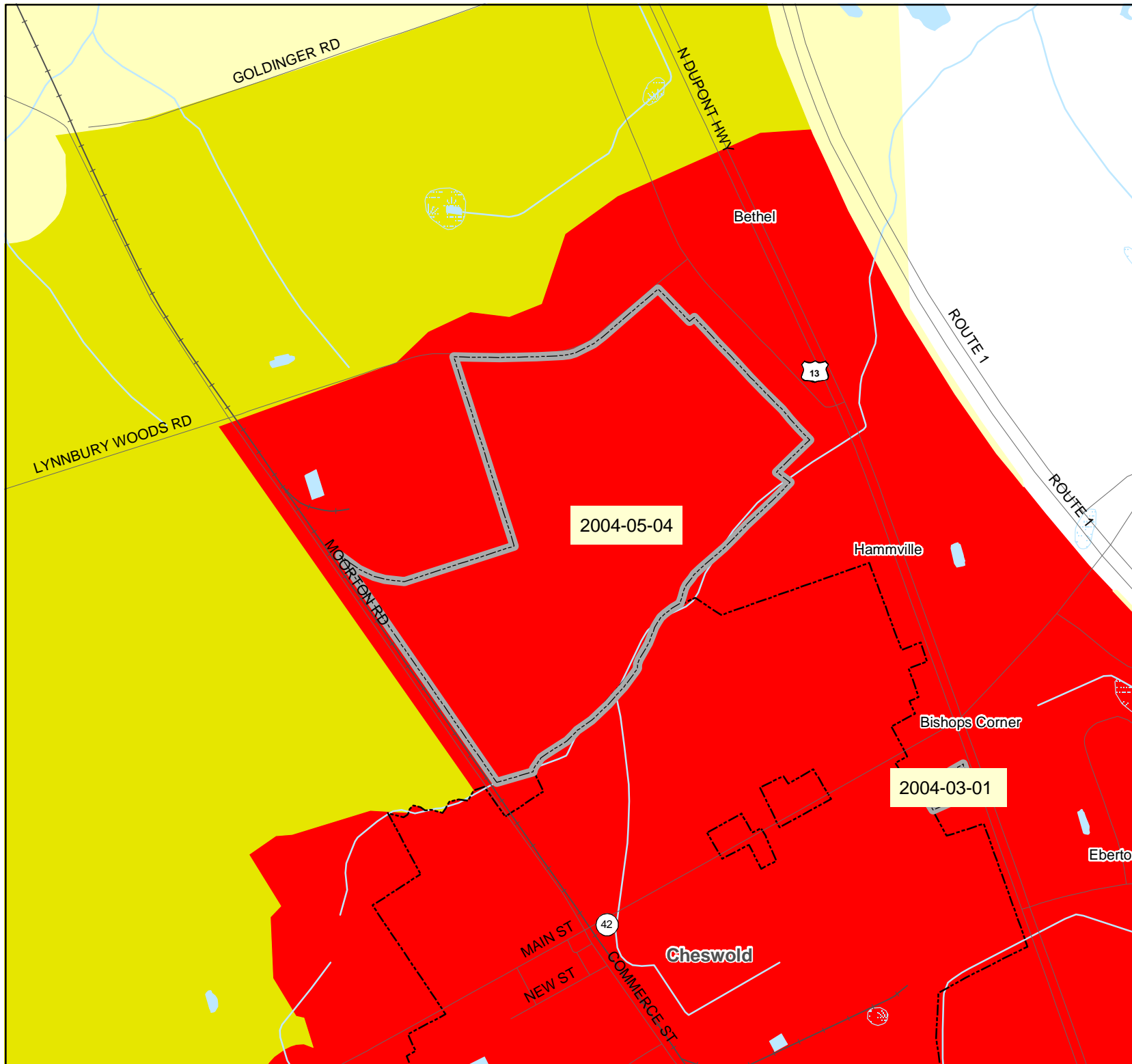
Preliminary Land Use Service (PLUS)

**Stonington
2004-05-04**

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural

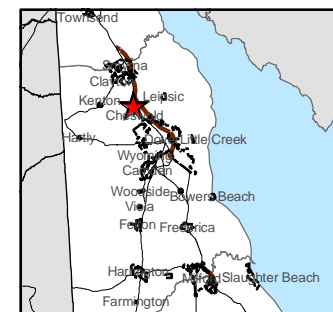


0 260 520 1,040
Feet

1:12,000



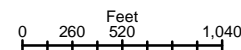
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www.state.de.us/planning



Preliminary Land Use Service (PLUS)

**Stonington
2004-05-04**

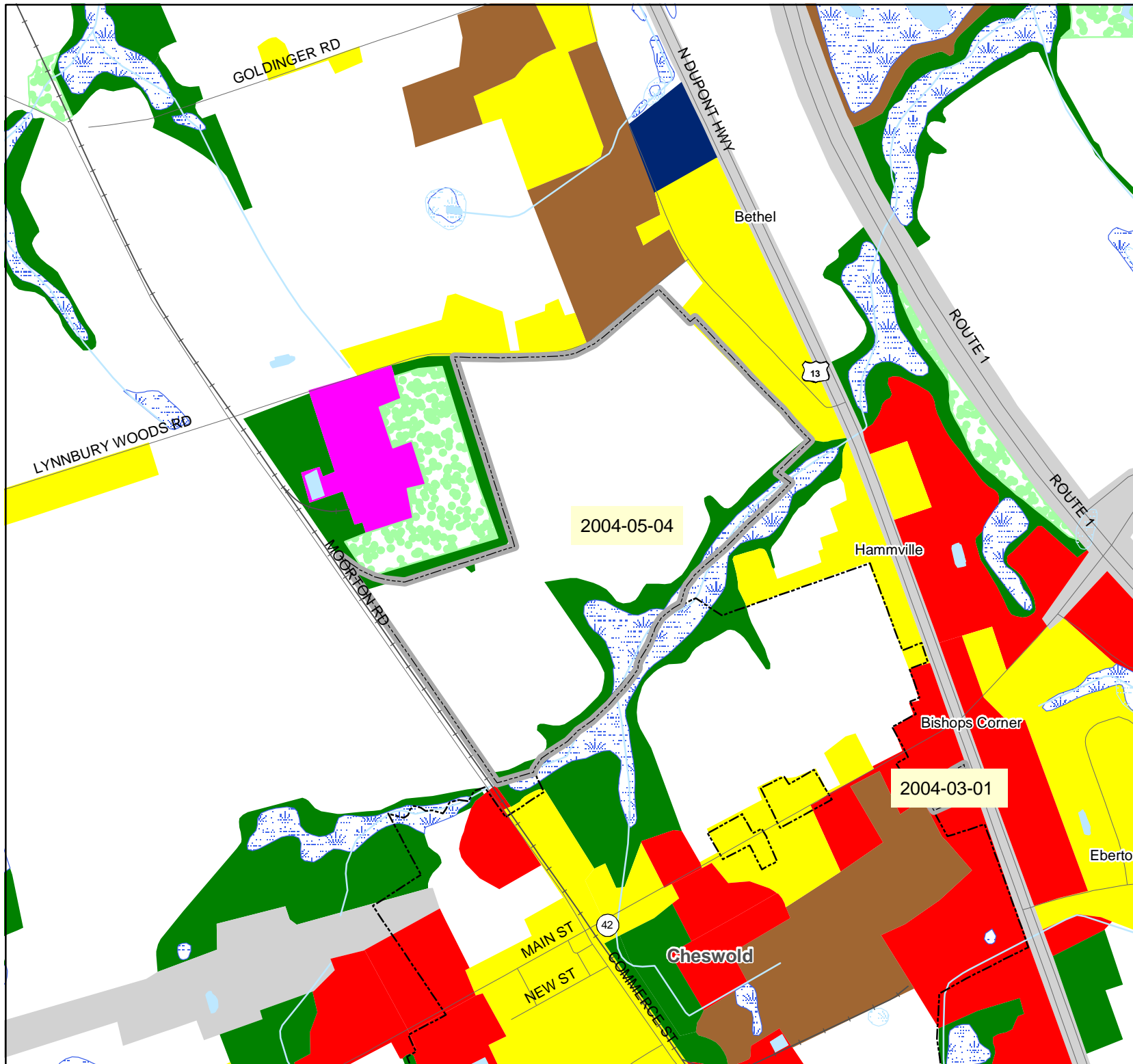
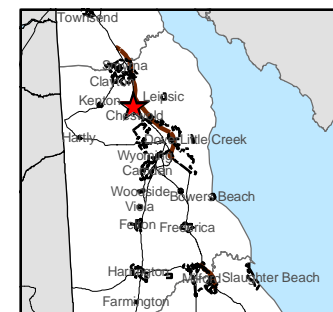
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:12,000



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Preliminary Land Use Service (PLUS)

**Stonington
2004-05-04**

2002 False-Color
InfraRed Orthophotography

 Project Area
 Municipalities



0 260 520 1,040
Feet

1:12,000



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